



SOUTHWEST

PLANNING • LANDSCAPE • DEVELOPMENT

March 13, 2007

Mr. Andy Reed
City of Las Vegas Planning
731 South Fourth Street
Las Vegas, NV 89101

**Re: Craig and 95 – Revised Justification Letter
Rezoning, Site Development Plan Review, and Waiver
SWE Ref. No. 060509**

Dear Andy:

On behalf of our client, Platinum Realty, Inc., please accept the Rezoning, Site Development Plan Review, and Perimeter Landscape Waiver for property located at the southwest corner of Craig Road and US 95 on approximately 3.53 acres. APN: 138-03-701-003

Rezoning:

The Rezoning is being submitted to rezone the property from Undeveloped, Service Commercial (General Plan Designation) to Limited Commercial (C-1). The major tenant on this site will be Smart and Final; with approximately 18,025 square feet. Other buildings are proposed within the Retail Shopping Development; consisting of 19,900 square feet.

Site Development Plan Review:

The site is a Commercial Retail shopping center consisting of approximately 37,925 square footage of building area. The site is adjacent to the Craig Marketplace and is compatible with the surrounding development.

Perimeter Landscape Waiver:

Perimeter Landscape is required along the south and east boundary. We are requesting the City of Las Vegas to waive this requirement as the south and east boundary are presenting landscaped with the existing Craig Marketplace development. We are requesting a waiver to the requirement for planter fingers (normally required every 6 parking spaces) due to the configuration of our site and the drainage channel that is required through this project.

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Our Retail Shopping Center will make a positive contribution to the surrounding area and will provide distinctive architecture design. The project will provide a harmonious architectural character and will contribute to the residential character of Las Vegas Retail Commercial developments.

Thank you for your consideration.

Very truly yours,

SOUTHWEST ENGINEERING



Sally I. Pelham
Director of Processing

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